(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

FHA Case No. 483-369977

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $58,000.00 Affiant Subscribed and sworn to before me, this 14th day of November, 2014. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140088178 DEEDWARRSP
Recvd: 11/24/14 10:22 2 pgs
Fees:13.00 Taxes:214.60
20141124-0107806

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sara Milla Rodriguez	**New Owner**	**Map\Parcel: 050-15-0-171.00**
3262 Vailview Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

U.S. Secretary of Housing and Urban Development

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara Milla Rodriguez

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being Lot No. 438 on the Plan of Parkwood Estates, Section Three, of record in Plat Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sandra A. Hereford, by Warranty Deed, from Grace Custard Ware, Mary Florence Cleveland, Delilah M. Saulter, Leatrice Johnson, Ursula Saulter, Carlette Roberts Casey, William J. Custard, Steven Foster, and Grace Custard Ware, of record in Instrument No. 20000928-0096251, dated September 27, 2000, Register's Office for Davidson County, Tennessee. Said property was conveyed to R.L.Moore of Davidson County, TN, Trustee for Bank of America, N.A., of record in Instrument No. 20070123-0009103, dated January 10, 2007, who subsequently appointed Arnold M. Weiss, as Substitute Trustee, of record in Instrument No. 20130906-0094155, dated October 10, 2013. Arnold M. Weiss, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Substitute Trustee's Deed to Bank of America, N.A., of record in Instrument No. 20131203-0122820, dated November 21, 2013, Register's Office for Davidson County, Tennessee. Bank of America, N.A. then conveyed this same property to the Secretary of Housing and Urban Development of Washington, DC by Special Warranty Deed of record in Instrument No. 20140822-0076558, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 3300, Page 31, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3262 Vailview Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor but not further or otherwise.

Witness my/our hand(s) this 14th day of November, 2014.

U.S. Department of Housing and Urban Development

By: Khamsnthavy

STATE OF GA
COUNTY OF Cobb

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Khamsnthavy, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date NOV 10, 2014, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of PEMCO LLC, HUD's delegated Management and Marketing Contractors under the Redelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.) for the Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development, an agency of the United States of America.

Witness my hand, at office, this 14th day of November, 2014.

Notary Public

My Commission Expires:

SHARON LEE
COBB COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 21, 2015

File #: 140507JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027